

**PROPOSED AMENDMENTS TO LOUDOUN COUNTY  
COMPREHENSIVE PLAN, ZONING ORDINANCE REGULATIONS,  
ZONING ORDINANCE MAP AND LAND SUBDIVISION AND  
DEVELOPMENT ORDINANCE**

**AGENDA**

**LOUDOUN COUNTY PLANNING COMMISSION MEETING  
Saturday, January 14, 2006 9:00 A.M.  
Board of Supervisors Meeting Room  
County Government Center, Leesburg, Virginia**

- I. Introduction**  
Melinda Artman, Zoning Administrator
- II. Presentation**
  - John R. Roberts, County Attorney
  - Background  
Melinda Artman, Zoning Administrator
  - Comprehensive Plan  
Pat Giglio, Planner, Department of Planning
  - LSDO and FSM  
Mike Siegfried, Assistant Director of Land Subdivision
  - Zoning Ordinance  
Melinda Artman, Zoning Administrator
- III. Questions and Discussion**
- IV. Wrap-up/Schedule and Process**
- V. Adjourn by 12:00 P.M.**

\*\*\*\*\*  
\*\* This package, consisting of 47 pages, was distributed at the January 14, 2006 Planning Commission meeting. Please note that the Planning Commission also received an information package dated December 16, 2005 consisting of the proposed draft amendments. The 12/16/05 package is also available on the County website: [www.loudoun.gov/rural](http://www.loudoun.gov/rural).

# RURAL AMENDMENTS

January 14, 2006

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## Background

- May 5, 12, June 1 Worksessions
- June 21, 2005 Board directed ZORC and REDC to review issues
- July 6, 11 Public Input Sessions
- July 13 Committee of the Whole
- July 20, 2005 Board adopts "Proposal #1 for Western Loudoun"
- September 8, 2005 ZORC delivers recommendations to Board
- Staff developed draft amendments
- October 26 and November 7 Staff presented draft amendments to ZORC and REDC
- November 17, 2005 Board adopted Intent to Amend the Comprehensive Plan, Zoning Ordinance, Zoning Map, Land Subdivision and Development Ordinance
- December 1, 6, 7, 10, Board held worksessions
- December 10 Board referred to Planning Commission for review, public hearing, and recommendation

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## MORE INFORMATION:

- <http://inetdocs.loudoun.gov/bos/docs/specialmeetings/>

"Rural Policy Area Committee of the Whole" and  
"Rural Policy Public Input Sessions"

- [www.loudoun.gov/rural](http://www.loudoun.gov/rural)

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### Key Elements of Proposed Amendments:

- Lot Yield
- "Spin-off Lots"
- Cluster
- Minimum lot size
- Rural Economy Lot
- Individual well and septic on lot
- Open space
- Permitted and Special Exception Uses

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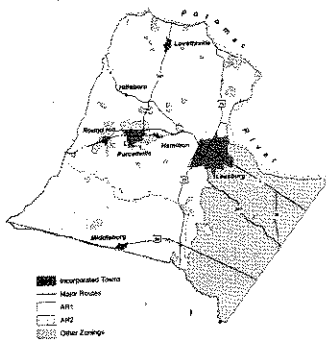
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### PROPOSED ZONING MAP




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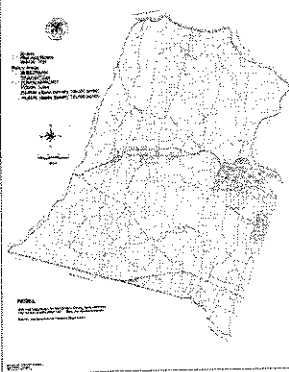
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### Rural Policy Area




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**Proposed Amendments  
to the Rural Policies of the  
Comprehensive Plan**

- Revised General Plan
  - Residential Densities
  - Rural Residential Rezoning Option
  - Community Design
- Revised Countywide Transportation Plan
  - Pave-in-Place
  - Rustic Roads

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**Proposed Amendments to the  
Land Subdivision Development  
Ordinance (LSDO) and Facilities  
Standards Manual (FSM)**

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**LSDO**

- Authority is derived from Code of Virginia
- Establishes subdivision and site plan standards
- Establishes subdivision procedures
- Contains certain development standards

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4/47

## FSM

- County engineering document
- Establishes design and construction standards
- Establishes plat and plan requirements

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## LSDO Amendments

### 1241.05 Definitions

- Division (Base Density Option)
- Principal and Subordinate Lot (Principal/Subordinate Option)
- Originating Tract (Principal/Subordinate Option)

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## LSDO Amendments

### 1241.06 Lot Creation in the AR-1 and AR-2 Zoning Districts

- Division
- Principal/Subordinate Option
- Cluster Option

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### **LSDO Amendments**

#### **1245.02 Private Access Easement Roads**

- Divisions (up to 7 lots)
- Subdivisions up to 25 lots (AR and RR Districts)

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### **FSM Amendments**

#### **4.330 Private Roadway Standards**

- Exempts Division lots from bonding

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### **FSM Amendments**

#### **8.102 Preliminary Plat of Subdivision**

- Requires specific plat notes

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6/47

## FSM Amendments

### 8.103 Plats for Subdivision

- Requires specific plat notes
- Requires additional final documents

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## FSM Amendments

### 8.103.8 AR-1 and AR-2 Division Plats

- Completely new section
- Establishes plat requirements
- Establishes documents to accompany plats

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## Proposed Amendments to Zoning Ordinance:

- Lot Yield and Development Options
  - Base Density Division (20/40 acre lot yield)
  - Principal/Subordinate Subdivision Option (10/20 acre lot yield)
  - Cluster Option (10/20 acre lot yield)
- Rezoning Option (7.5/15 acre lot yield)

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## AR-1 and AR-2 Development Options

### • *Base Density Division*

- Simple subdivision process
- Minimum lot size 20/40 acres
- Up to 7 lots on private access easement

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## AR-1 and AR-2 Development Options (cont'd)

### • *Principal/Subordinate Subdivision Option*

- Lot Yield 1 lot per 10/20 acres
- Minimum lot size 2 acres
- Minimum of one Rural Economy Lot (15/25 acres)
- Ability to spin-off lot(s) at any time
- Principal lot is established from which all other subdivisions must occur
- Subordinate lot may not be further subdivided.
- Well and septic must be located on the lot.

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## AR-1 and AR-2 Development Options (cont'd)

### • *Cluster Option*

- Lot Yield 1 lot per 10/20 acres
- Minimum lot size 1 acre, Maximum lot size 4 acres
- Minimum of one Rural Economy Lot (15/25 acres)
- 70% of drain fields may be located within common open space
- Communal water and sewer systems permitted within common open space
- 70%/85% of subdivision to be located within Rural Economy Lots and Open Space

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### Rezoning Option

- Rural Residential 1 and 2
- Lot Yield one lot per 7.5/15 acres
- Clustering required
- Minimum lot size of 40,000 sq. ft.
- Maximum lot size 4 acres
- Minimum of one Rural Economy Lot (15/25 acres)

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### USE CHANGES

- Addition of "Country Club" as a special exception use in AR-1 and AR-2
- Yard Waste Management and/or compost facility broken into two uses: Vegetative Waste Management facility (minor special exception) and Yard Waste Composting Facility (special exception use)
- Removal of requirement for Additional Regulations for Stables and Equestrian Facilities

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### Section 5-500 Temporary Uses/Zoning Permits

- (A) Construction Related Temporary Uses
  - (1) Construction and Sales Trailers
  - (2) Temporary Dwelling unit in conjunction with construction of a dwelling
  - (3) Sales and leasing.
  - (4) Model Homes
- (B) Temporary Sales
- (C) Temporary Special Events

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9/47

### Section 5-600 Additional Regulations for Specific Uses

- Removal of references to conservation design, Limestone Overlay District and the River and Stream Corridor Overlay District
- Inclusion of references to RR-1 and RR-2 within regulations if such use permitted in those districts.

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### Section 5-600 ZORC RECOMMENDATIONS

- Increase maximum FAR for some uses
- Increase percentage of elements of some uses
- Reduce acreage requirement for public safety uses and public utilities.
- Reduce required yards (churches)
- Road standards
- Increase number of campers permitted for camps
- Expand Banquet Facility use to include Events and to host up to 350 persons with a minor special exception.
- Adjust requirements for accessory dwelling units, tenant houses, guest house.
- Redefine Rural Corporate Agricultural Retreat to remove requirement for nexus to agriculture.
- Measure noise levels from an adjacent residential structure rather than the property line.

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### Article 8, Definitions

- Cluster Development (AR and RR districts only)
- Country Club
- Originating Tract
- Principal Lot
- Principal/Subordinate Subdivision Option
- Rural Cluster Lot
- Rural Economy Lot
- Rural Residential Lot
- Sewage disposal system, individual
- Subordinate Lot
- Water supply system, individual
- Amend definitions of Sewer, Public and Water, Public to allow qualified public utilities other than the Loudoun County Sanitation Authority to operate water and sewer systems.

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10/47

## Removal of References to Conservation Design, RSCOD and LOD

- Delete the following sections in their entirety:
  - Section 4-1900 Limestone Conglomerate Overlay District (LOD)
  - Section 4-2000 River and Stream Corridor Overlay District (RSCOD)
  - Section 6-2000 Conservation Design
- Delete references to conservation design, LOD and RSCOD in:
  - JLMA-1, JLMA-2 and JLMA-3
  - TR-10, TR-3, TR-2 and TR-1
  - Section 5-700 Regulations for Optional Development Types
  - Section 5-1508 Performance Standards
  - Section 6-400 Administration of the Ordinance
- In all the cited locations, replace RSCOD and Section 4-2000 with Floodplain Overlay District (FOD) and Section 4-1500. As necessary, replace references to conservation design, LOD and RSCOD with the phrase "in compliance with any overlay district requirements".

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## Other References

- Signs (5-1200)
- Agricultural Rural (AR) District Cluster Standards (5-703)
- Tree Planting and Replacement (5-1300)
- Buffering and Screening (5-1400)
- Performance Standards (5-1500)
- Site Plan (6-701)
- Minor Rezoning Process (6-1216)

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## QUESTIONS

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### PROPOSED SCHEDULE

- Saturday, January 21<sup>st</sup>, 9:00 til noon  
Public Input Meeting
- Monday, January 23<sup>rd</sup>, 4 - 5:30  
Work Session
- Monday, February 6<sup>th</sup>, 6 PM  
Work Session
- Thursday, February 9<sup>th</sup>, 6 PM  
Work Session
- Saturday, February 11<sup>th</sup> 9AM (ending no later than noon)  
Public Hearing
- Monday, February 13<sup>th</sup> 6:00  
Work Session
- Monday, February 27<sup>th</sup> 4-5:30  
Work Session
- Monday, March 6<sup>th</sup> 6:00  
Work Session

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### DECISION POINTS

- (1) **Agree on Schedule.**
- (2) **Decide upon a process:**
  - (a) Appoint subcommittee to review text OR
  - (b) Have each member review the amendments and submit issues to staff to assemble for the Committee of the Whole. Discussion would be by exception (that is, if no one has an issue with a particular text amendment it is assumed to be fine).

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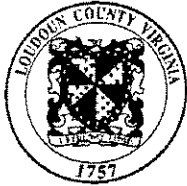
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12/47



Department of Planning  
1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000  
Telephone (703) 777-0246 • Fax (703) 777-0441 • E-mail: dop@loudoun.gov.

**LOUDOUN COUNTY PLANNING COMMISSION**

Kevin Ruedisueli At Large	Lawrence S. Beerman Dulles	Teresa White Whitmore Potomac
Nancy Hsu Blue Ridge	John H. Elgin Leesburg	John D. Herbert Catoclin
	Robert J. Klancher Broad Run	Helena Syska Sterling
		Suzanne Volpe Sugarland Run

January 23, 2006

OWNER\_NM1  
OWNER\_NM2  
OWNER\_ADDR  
OWNER\_CITY, ST ZIP

**NOTICE OF PUBLIC HEARING**  
**PROPOSED ZONING CHANGES AFFECTING YOUR PROPERTY**  
**CPAM-2005-0005/ZMAP-2005-0042/ZOAM-2005-0002**

**Parcel (County Property Identification Number) : PIN**

**Proposed Zoning District Classification(s) :**

ZONE1	ZONE_DESC_1	ZONE3	ZONE_DESC_3
ZONE2	ZONE_DESC_2	ZONE4	ZONE_DESC_4

**Proposed Overlay District(s) :**

OVERLAY_1	OVERLAY_4
OVERLAY_2	OVERLAY_5
OVERLAY_3	OVERLAY_6

<b>Existing Comprehensive Plan Designation :</b>	<b>Rural Policy Area</b>	USE_DESC_3
<b>Proposed Comprehensive Plan Designation :</b>	<b>Rural Policy Area</b>	USE_DESC_2 USE_DESC_4

Dear Property Owner,

This is to give you notice of proposed amendments to the Loudoun County Zoning Ordinance and Zoning Map to change the zoning classification(s) of your property, along with text amendments to the regulations for your property's new zoning classification(s) that affect allowable uses and densities. Amendments to the Loudoun County Comprehensive Plan are also proposed to revise the policies for uses and densities in the *Rural Policy Area* of the county.

**Property**

According to the current real estate tax assessment records, you are shown as the property owner of the parcel or parcels listed above. The Property Identification Number, or PIN (listed as "parcel" above), is used by the County to identify parcels of land.

**New Zoning District Classifications (Zoning Map Amendments)**

The new zoning district classification(s) proposed for your property is listed above, including all applicable zoning overlay districts. The zoning district classification corresponds to regulations governing the use and development of the property, including density or lot yield. The Zoning Ordinance and Zoning Map include zoning overlay districts in addition to the zoning district classifications. Properties in overlay districts are subject to additional regulations related to the protection of certain environmental or historic resources. If any of your property is within an overlay district, it is noted above.

13/47

### **Zoning Ordinance Text Amendments**

The district regulations for the AR-1 and AR-2 districts are proposed to be revised and readopted. If the new zoning classification for your property is identified above as AR-1, please see Attachment 1 for a summary of the district regulations with the proposed amendments, including uses and densities. If the new zoning classification for your property is identified above as AR-2, please see Attachment 2 for a summary of the district regulations with the proposed amendments, including uses and densities.

In addition, amendments are proposed to the performance standards in Section 5-600 of the Zoning Ordinance. The performance standards establish regulations related to particular uses, such as setbacks, lot coverage, and minimum acreage. If a use is allowed under the zoning district classification for your property, it must also comply with these specific performance standards in Section 5-600. See Attachment 3a for a list of the uses affected by amendments to the Additional Regulations for Specific Uses in Section 5-600 and Attachment 3b for amendments to Section 5-500 affecting Temporary Uses/Zoning Permits.

### **Comprehensive Plan Designation**

The Comprehensive Plan is a general guide for land use in the County. The current Comprehensive Plan was adopted in 2001 and includes a map of planned land uses for the County. Your property is located in the *Rural Policy Area*. There is a companion amendment to the Comprehensive Plan to revise policies concerning the uses and densities in the *Rural Policy Area*, including guidance for rezoning options in the *Rural Policy Area*. For a description of the general uses and densities for that designation, under the current plan and the proposed amendments, please refer to Attachment 4.

### **Public Hearing**

The Loudoun County Planning Commission will hold a public hearing on the proposed Zoning Ordinance and Zoning Map amendments, and the proposed Comprehensive Plan amendments, on:

Date : **Thursday, February 9, 2006**

Time : 6:00 P.M.

Place : Loudoun County High School Auditorium  
415 Dry Mill Road, SW  
Leesburg, VA

**Saturday, February 11, 2006**

9:00 A.M.

Board of Supervisors Meeting Room  
Loudoun County Government Center  
One Harrison Street, S.E. First Floor  
Leesburg, VA

Any interested persons will be heard concerning the proposals.

### **Additional Information**

Copies of the proposed zoning map and zoning ordinance revisions are available for review at:

Loudoun County Department of Building and Development  
Loudoun County Government Center  
One Harrison Street, S.E. 2nd Floor  
Leesburg, VA

Normal business hours for the Department of Building and Development are weekdays, 9:00 a.m. to 4:30 p.m., except for holidays.

Additional sources of information are listed below:

Telephone: (703) 737-8915

Website: [www.loudoun.gov/rural](http://www.loudoun.gov/rural)

Email: [martman@loudoun.gov](mailto:martman@loudoun.gov)

Sincerely,

Chairman  
Loudoun County Planning Commission

14/47



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**LOUDOUN COUNTY PLANNING COMMISSION**

Kevin Ruedisueli	Lawrence S. Beerman	Teresa White Whitmore
At Large	Dulles	Potomac
Nancy Hsu	John H. Elgin	John D. Herbert
Blue Ridge	Leesburg	Catoctin
	Robert J. Klancher	Helena Syska
	Broad Run	Sterling
		Suzanne Volpe
		Sugarland Run

January 23, 2006

AARON, R MICHAEL & VALERIE R/S  
12484 HARPERS FERRY RD  
PURCELLVILLE, VA 20132-2602

**NOTICE OF PUBLIC HEARING**  
**PROPOSED ZONING CHANGES AFFECTING YOUR PROPERTY**  
**CPAM-2005-0005/ZMAP-2005-0042/ZOAM-2005-0002**

**Parcel (County Property Identification Number) :** 511407045000

**Proposed Zoning District Classification(s) :**  
AR1      AGRICULTURAL RURAL - 1

**Proposed Overlay District(s) :**  
FLOODPLAIN OVERLAY

**Existing Comprehensive Plan Designation :** Rural Policy Area  
**Proposed Comprehensive Plan Designation :** Rural Policy Area

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**New Zoning District Classifications (Zoning Map Amendments)**

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15/47

### **Zoning Ordinance Text Amendments**

The district regulations for the AR-1 and AR-2 districts are proposed to be revised and readopted. If the new zoning classification for your property is identified above as AR-1, please see Attachment 1 for a summary of the district regulations with the proposed amendments, including uses and densities. If the new zoning classification for your property is identified above as AR-2, please see Attachment 2 for a summary of the district regulations with the proposed amendments, including uses and densities.

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### **Public Hearing**

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<b>Date :</b>	<b>Thursday, February 9, 2006</b>	<b>Saturday, February 11, 2006</b>
<b>Time :</b>	6:00 P.M.	9:00 A.M.
<b>Place :</b>	Loudoun County High School Auditorium 415 Dry Mill Road, SW Leesburg, VA	Board of Supervisors Meeting Room Loudoun County Government Center One Harrison Street, S.E. First Floor Leesburg, VA

Any interested persons will be heard concerning the proposals.

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Sincerely,

Chairman  
Loudoun County Planning Commission

16/47





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		Suzanne Volpe Sugarland Run

January 23, 2006

AHRENS, ROBERT W & PATRICIA A  
% PATRICIA AHRENS  
PO BOX 126  
LEESBURG, VA 20178

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PROPOSED ZONING CHANGES AFFECTING YOUR PROPERTY  
CPAM-2005-0005/ZMAP-2005-0042/ZOAM-2005-0002**

**Parcel (County Property Identification Number) :** 269484907000

**Proposed Zoning District Classification(s) :**  
AR1      AGRICULTURAL RURAL - 1

**Proposed Overlay District(s) :**  
MOUNTAINSIDE DEV OVERLAY

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17/47

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Chairman  
Loudoun County Planning Commission

18/47



Department of Planning  
1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000  
Telephone (703) 777-0246 • Fax (703) 777-0441 • E-mail: dop@loudoun.gov.

**LOUDOUN COUNTY PLANNING COMMISSION**

Kevin Ruedisueli At Large	Lawrence S. Beerman Dulles	Teresa White Whitmore Potomac
Nancy Hsu Blue Ridge	John H. Elgin Leesburg	John D. Herbert Catoclin
	Robert J. Klancher Broad Run	Helena Syska Sterling
		Suzanne Volpe Sugarland Run

January 23, 2006

**AID TO THE CHURCH IN RUSSIA**  
**20492 OATLANDS CHASE PL**  
**LEESBURG, VA 20175-8830**

**NOTICE OF PUBLIC HEARING**  
**PROPOSED ZONING CHANGES AFFECTING YOUR PROPERTY**  
**CPAM-2005-0007/ZMAP-2005-0042/ZOAM-2005-0002**

**Parcel (County Property Identification Number) :** 277468008000

**Proposed Zoning District Classification(s) :**  
ARI      AGRICULTURAL RURAL - 1

**Proposed Overlay District(s) :**  
NONE

**Existing Comprehensive Plan Designation :** Rural Policy Area  
**Proposed Comprehensive Plan Designation :** Rural Policy Area

Dear Property Owner,

This is to give you notice of proposed amendments to the Loudoun County Zoning Ordinance and Zoning Map to change the zoning classification(s) of your property, along with text amendments to the regulations for your property's new zoning classification(s) that affect allowable uses and densities. Amendments to the Loudoun County Comprehensive Plan are also proposed to revise the policies for uses and densities in the *Rural Policy Area* of the county.

**Property**

According to the current real estate tax assessment records, you are shown as the property owner of the parcel or parcels listed above. The Property Identification Number, or PIN (listed as "parcel" above), is used by the County to identify parcels of land.

**New Zoning District Classifications (Zoning Map Amendments)**

The new zoning district classification(s) proposed for your property is listed above, including all applicable zoning overlay districts. The zoning district classification corresponds to regulations governing the use and development of the property, including density or lot yield. The Zoning Ordinance and Zoning Map include zoning overlay districts in addition to the zoning district classifications. Properties in overlay districts are subject to additional regulations related to the protection of certain environmental or historic resources. If any of your property is within an overlay district, it is noted above.

19/47

### **Zoning Ordinance Text Amendments**

The district regulations for the AR-1 and AR-2 districts are proposed to be revised and readopted. If the new zoning classification for your property is identified above as AR-1, please see Attachment 1 for a summary of the district regulations with the proposed amendments, including uses and densities. If the new zoning classification for your property is identified above as AR-2, please see Attachment 2 for a summary of the district regulations with the proposed amendments, including uses and densities.

In addition, amendments are proposed to the performance standards in Section 5-600 of the Zoning Ordinance. The performance standards establish regulations related to particular uses, such as setbacks, lot coverage, and minimum acreage. If a use is allowed under the zoning district classification for your property, it must also comply with these specific performance standards in Section 5-600. See Attachment 3a for a list of the uses affected by amendments to the Additional Regulations for Specific Uses in Section 5-600 and Attachment 3b for amendments to Section 5-500 affecting Temporary Uses/Zoning Permits.

### **Comprehensive Plan Designation**

The Comprehensive Plan is a general guide for land use in the County. The current Comprehensive Plan was adopted in 2001 and includes a map of planned land uses for the County. Your property is located in the *Rural Policy Area*. There is a companion amendment to the Comprehensive Plan to revise policies concerning the uses and densities in the *Rural Policy Area*, including guidance for rezoning options in the *Rural Policy Area*. For a description of the general uses and densities for that designation, under the current plan and the proposed amendments, please refer to Attachment 4.

### **Public Hearing**

The Loudoun County Planning Commission will hold a public hearing on the proposed Zoning Ordinance and Zoning Map amendments, and the proposed Comprehensive Plan amendments, on:

Date : **Thursday, February 9, 2006**  
Time : 6:00 P.M.  
Place : Loudoun County High School Auditorium  
415 Dry Mill Road, SW  
Leesburg, VA

**Saturday, February 11, 2006**  
9:00 A.M.  
Board of Supervisors Meeting Room  
Loudoun County Government Center  
One Harrison Street, S.E. First Floor  
Leesburg, VA

Any interested persons will be heard concerning the proposals.

### **Additional Information**

Copies of the proposed zoning map and zoning ordinance revisions are available for review at:

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Loudoun County Government Center  
One Harrison Street, S.E. 2nd Floor  
Leesburg, VA

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**Additional sources of information are listed below:**  
**Telephone:** (703) 737-8915  
**Website:** [www.loudoun.gov/rural](http://www.loudoun.gov/rural)  
**Email:** [martman@loudoun.gov](mailto:martman@loudoun.gov)

Sincerely,

Chairman  
Loudoun County Planning Commission

20/47



Department of Planning  
1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000  
Telephone (703) 777-0246 • Fax (703) 777-0441 • E-mail: dop@loudoun.gov.

**LOUDOUN COUNTY PLANNING COMMISSION**

Kevin Ruedisueli At Large	Lawrence S. Beerman Dulles	Teresa White Whitmore Potomac
Nancy Hsu Blue Ridge	John H. Elgin Leesburg	John D. Herbert Catoclin
	Robert J. Klancher Broad Run	Helena Syska Sterling
		Suzanne Volpe Sugarland Run

January 23, 2006

FOX, CATHERINE H L/E  
% JAMES T & CAROLYN F WILT  
12428 MOUNTAIN RD  
LOVETTSVILLE, VA 20180-2607

**NOTICE OF PUBLIC HEARING**  
**PROPOSED ZONING CHANGES AFFECTING YOUR PROPERTY**  
**CPAM-2005-0005/ZMAP-2005-0042/ZOAM-2005-0002**

**Parcel (County Property Identification Number) :** 441493710000

**Proposed Zoning District Classification(s) :**  
AR1      AGRICULTURAL RURAL - 1

**Proposed Overlay District(s) :**  
FLOODPLAIN OVERLAY

**Existing Comprehensive Plan Designation :** Rural Policy Area  
**Proposed Comprehensive Plan Designation :** Rural Policy Area

Dear Property Owner,

This is to give you notice of proposed amendments to the Loudoun County Zoning Ordinance and Zoning Map to change the zoning classification(s) of your property, along with text amendments to the regulations for your property's new zoning classification(s) that affect allowable uses and densities. Amendments to the Loudoun County Comprehensive Plan are also proposed to revise the policies for uses and densities in the *Rural Policy Area* of the county.

**Property**

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**New Zoning District Classifications (Zoning Map Amendments)**

The new zoning district classification(s) proposed for your property is listed above, including all applicable zoning overlay districts. The zoning district classification corresponds to regulations governing the use and development of the property, including density or lot yield. The Zoning Ordinance and Zoning Map include zoning overlay districts in addition to the zoning district classifications. Properties in overlay districts are subject to additional regulations related to the protection of certain environmental or historic resources. If any of your property is within an overlay district, it is noted above.

2/47

### **Zoning Ordinance Text Amendments**

The district regulations for the AR-1 and AR-2 districts are proposed to be revised and readopted. If the new zoning classification for your property is identified above as AR-1, please see Attachment 1 for a summary of the district regulations with the proposed amendments, including uses and densities. If the new zoning classification for your property is identified above as AR-2, please see Attachment 2 for a summary of the district regulations with the proposed amendments, including uses and densities.

In addition, amendments are proposed to the performance standards in Section 5-600 of the Zoning Ordinance. The performance standards establish regulations related to particular uses, such as setbacks, lot coverage, and minimum acreage. If a use is allowed under the zoning district classification for your property, it must also comply with these specific performance standards in Section 5-600. See Attachment 3a for a list of the uses affected by amendments to the Additional Regulations for Specific Uses in Section 5-600 and Attachment 3b for amendments to Section 5-500 affecting Temporary Uses/Zoning Permits.

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### **Public Hearing**

The Loudoun County Planning Commission will hold a public hearing on the proposed Zoning Ordinance and Zoning Map amendments, and the proposed Comprehensive Plan amendments, on:

<b>Date :</b>	<b>Thursday, February 9, 2006</b>	<b>Saturday, February 11, 2006</b>
<b>Time :</b>	6:00 P.M.	9:00 A.M.
<b>Place :</b>	Loudoun County High School Auditorium 415 Dry Mill Road, SW Leesburg, VA	Board of Supervisors Meeting Room Loudoun County Government Center One Harrison Street, S.E. First Floor Leesburg, VA

Any interested persons will be heard concerning the proposals.

### **Additional Information**

Copies of the proposed zoning map and zoning ordinance revisions are available for review at:

Loudoun County Department of Building and Development  
Loudoun County Government Center  
One Harrison Street, S.E. 2nd Floor  
Leesburg, VA

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**Additional sources of information are listed below:**

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**Website:** [www.loudoun.gov/rural](http://www.loudoun.gov/rural)  
**Email:** [martman@loudoun.gov](mailto:martman@loudoun.gov)

Sincerely,

Chairman  
Loudoun County Planning Commission

22/47



Department of Planning  
1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000  
Telephone (703) 777-0246 • Fax (703) 777-0441 • E-mail: dop@loudoun.gov.

**LOUDOUN COUNTY PLANNING COMMISSION**

Kevin Ruedisueli At Large	Lawrence S. Beerman Dulles	Teresa White Whitmore Potomac
Nancy Hsu Blue Ridge	John H. Elgin Leesburg	John D. Herbert Catoclin
	Robert J. Klancher Broad Run	Helena Syska Sterling
		Suzanne Volpe Sugarland Run

January 23, 2006

ORME, EDGAR J JR & NANCY L  
FMB TRUST-TRUST R E DEPT 109-902  
PO BOX 1596  
BALTIMORE, MD 21203-1596

**NOTICE OF PUBLIC HEARING  
PROPOSED ZONING CHANGES AFFECTING YOUR PROPERTY  
CPAM-2005-0005/ZMAP-2005-0042/ZOAM-2005-0002**

**Parcel (County Property Identification Number) :** 277478136000

**Proposed Zoning District Classification(s) :**  
ARI      AGRICULTURAL RURAL - 1

**Proposed Overlay District(s) :**  
NONE

**Existing Comprehensive Plan Designation :** Rural Policy Area  
**Proposed Comprehensive Plan Designation :** Rural Policy Area

Dear Property Owner,

This is to give you notice of proposed amendments to the Loudoun County Zoning Ordinance and Zoning Map to change the zoning classification(s) of your property, along with text amendments to the regulations for your property's new zoning classification(s) that affect allowable uses and densities. Amendments to the Loudoun County Comprehensive Plan are also proposed to revise the policies for uses and densities in the *Rural Policy Area* of the county.

**Property**

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**New Zoning District Classifications (Zoning Map Amendments)**

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23/47

### **Zoning Ordinance Text Amendments**

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<b>Time :</b>	6:00 P.M.	9:00 A.M.
<b>Place :</b>	Loudoun County High School Auditorium 415 Dry Mill Road, SW Leesburg, VA	Board of Supervisors Meeting Room Loudoun County Government Center One Harrison Street, S.E. First Floor Leesburg, VA

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**Email:** [martman@loudoun.gov](mailto:martman@loudoun.gov)

Sincerely,

Chairman  
Loudoun County Planning Commission

24/47





Department of Planning  
1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000  
Telephone (703) 777-0246 • Fax (703) 777-0441 • E-mail: dop@loudoun.gov.

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Nancy Hsu Blue Ridge	John H. Elgin Leesburg	John D. Herbert Catoclin
	Robert J. Klancher Broad Run	Helena Syska Sterling
		Suzanne Volpe Sugarland Run

January 23, 2006

VANDEVENTER, JOHN H III & ANN H RS  
16145 MOUNTAIN RIDGE LN  
PURCELLVILLE, VA 20132-2814

**NOTICE OF PUBLIC HEARING  
PROPOSED ZONING CHANGES AFFECTING YOUR PROPERTY  
CPAM-2005-0005/ZMAP-2005-0042/ZOAM-2005-0002**

**Parcel (County Property Identification Number) :** 519378412000

**Proposed Zoning District Classification(s) :**  
AR1      AGRICULTURAL RURAL - 1

**Proposed Overlay District(s) :**  
MOUNTAINSIDE DEV OVERLAY

**Existing Comprehensive Plan Designation :** Rural Policy Area  
**Proposed Comprehensive Plan Designation :** Rural Policy Area

Dear Property Owner,

This is to give you notice of proposed amendments to the Loudoun County Zoning Ordinance and Zoning Map to change the zoning classification(s) of your property, along with text amendments to the regulations for your property's new zoning classification(s) that affect allowable uses and densities. Amendments to the Loudoun County Comprehensive Plan are also proposed to revise the policies for uses and densities in the *Rural Policy Area* of the county.

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25/47

### **Zoning Ordinance Text Amendments**

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Date : **Thursday, February 9, 2006**  
Time : 6:00 P.M.  
Place : Loudoun County High School Auditorium  
415 Dry Mill Road, SW  
Leesburg, VA

**Saturday, February 11, 2006**  
9:00 A.M.  
Board of Supervisors Meeting Room  
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One Harrison Street, S.E. First Floor  
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Sincerely,

Chairman  
Loudoun County Planning Commission

26/47



Department of Planning  
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	Robert J. Klancher Broad Run	Helena Syska Sterling
		Suzanne Volpe Sugarland Run

January 23, 2006

42001 RASPBERRY PLAIN LANE LLC  
16500 AGAPE LN  
LEESBURG, VA 20176-6282

**NOTICE OF PUBLIC HEARING**  
**PROPOSED ZONING CHANGES AFFECTING YOUR PROPERTY**  
**CPAM-2005-0005/ZMAP-2005-0042/ZOAM-2005-0002**

**Parcel (County Property Identification Number) :** 184269013000

**Proposed Zoning District Classification(s) :**  
ARI      AGRICULTURAL RURAL - 1

**Proposed Overlay District(s) :**  
NONE

**Existing Comprehensive Plan Designation :** Rural Policy Area  
**Proposed Comprehensive Plan Designation :** Rural Policy Area

Dear Property Owner,

This is to give you notice of proposed amendments to the Loudoun County Zoning Ordinance and Zoning Map to change the zoning classification(s) of your property, along with text amendments to the regulations for your property's new zoning classification(s) that affect allowable uses and densities. Amendments to the Loudoun County Comprehensive Plan are also proposed to revise the policies for uses and densities in the *Rural Policy Area* of the county.

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27/47

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Board of Supervisors Meeting Room  
Loudoun County Government Center  
One Harrison Street, S.E. First Floor  
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**Email:** [martman@loudoun.gov](mailto:martman@loudoun.gov)

Sincerely,

Chairman  
Loudoun County Planning Commission

28/47

## ATTACHMENT 1: SUMMARY OF AR-1 (Agricultural Rural 1) ZONING CLASSIFICATION

**Uses:** The district, as amended, will provide for uses in five classifications.

**Agricultural uses** (including particular uses in the following categories: agriculture, horticulture, animal husbandry, agricultural support services, animal services)

**Residential uses** (including single family dwelling, accessory dwelling, caretaker's residence, guest house, home occupation, tenant dwelling, co-housing, convent or monastery, seasonal labor dormitory, rooming house, portable dwelling/construction trailer)

**Public and institutional uses** (including particular uses in the following categories: aviation, day care facilities, cultural and government facilities, education, park and open space, public safety, religious assembly, utility uses)

**Commercial uses** (including particular uses in the following categories: conference and training centers, food and beverage, office, recreation & entertainment, retail sales and service uses, visitor accommodation)

**Industrial uses** (including particular uses in the following categories: telecommunication, waste-related uses)

**Development Options:** The district, as amended, will provide three development options.

**Base Density Option.** 20 acre minimum lot size; 175 foot minimum lot width; minimum yard of 25 feet to 100 feet depending on property line or type of road; 8% maximum lot coverage; 35 foot maximum building height, excluding agricultural structures; onsite water and sewage disposal.

**Principal/Subordinate Subdivision Option.** Under this option, the maximum lot yield is calculated based on the gross acreage of an originating tract. Each time a subordinate lot is created, it is subtracted from the lot yield to establish the number of lots that may be created on the remaining portion of the originating tract. Maximum lot yield of one lot per 10 acres based on the size of the original tract to be subdivided; minimum originating tract size of 20 acres for this subdivision option; 80,000 square foot minimum lot size; At least one lot 15 acres or greater in size; 175 foot minimum lot width; 3 to 1 maximum length/width ratio; minimum yard of 25 feet to 100 feet depending on property line or type of road; 15% maximum lot coverage; 35 foot maximum building height, excluding agricultural structures; onsite water and sewage disposal.

**Cluster Subdivision Option.** 5 to 25 clustered lots may be created along with common open space and at least one lot 15 acres or greater in size; minimum tract size of 20 acres for this subdivision option; maximum lot yield of one lot per 10 acres based on gross acreage of tract; 40,000 square foot minimum cluster lot size; 4 acre maximum cluster lot size; 175 foot minimum lot width; 3 to 1 maximum length/width ratio; 100 foot perimeter setback; minimum yard of 25 feet to 100 feet depending on property line or type of road; 15% maximum cluster lot coverage; 35 foot maximum building height, excluding agricultural structures; onsite or communal water and sewage disposal.

Please refer to the full text of the AR-1 regulations for more detail.



## ATTACHMENT 2: SUMMARY OF AR-2 (Agricultural Rural 2) ZONING CLASSIFICATION

**Uses:** The district, as amended, will provide for uses in five classifications.

**Agricultural uses** (including particular uses in the following categories: agriculture, horticulture, animal husbandry, agricultural support services, animal services)

**Residential uses** (including single family dwelling, accessory dwelling, caretaker's residence, guest house, home occupation, tenant dwelling, co-housing, convent or monastery, seasonal labor dormitory, rooming house, portable dwelling/construction trailer)

**Public and institutional uses** (including particular uses in the following categories: aviation, day care facilities, cultural and government facilities, education, park and open space, public safety, religious assembly, utility uses)

**Commercial uses** (including particular uses in the following categories: conference and training centers, food and beverage, office, recreation & entertainment, retail sales and service uses, visitor accommodation)

**Industrial uses** (including particular uses in the following categories: telecommunication, waste-related uses).

**Development Options:** The district, as amended, will provide three development options.

**Base Density Option.** 40 acre minimum lot size; 175 foot minimum lot width; minimum yard of 25 feet to 100 feet depending on property line or type of road; 8% maximum lot coverage; 35 feet maximum building height, excluding agricultural structures; onsite water and sewage disposal.

**Principal/Subordinate Subdivision Option.** Under this option, the maximum lot yield is calculated based on the gross acreage of an originating tract. Each time a subordinate lot is created, it is subtracted from the lot yield to establish the number of lots that may be created on the remaining portion of the originating tract. Maximum lot yield of one lot per 20 acres based on the size of the original tract to be subdivided; minimum originating tract size of 40 acres for this subdivision option; 80,000 square foot minimum lot size; At least one lot 25 acres or greater in size; 175 foot minimum lot width; 3 to 1 maximum length/width ratio; minimum yard of 25 feet to 100 feet depending on property line or type of road; 15% maximum lot coverage; 35 foot maximum building height, excluding agricultural structures; onsite water and sewage disposal.

**Cluster Subdivision Option.** 5 to 25 clustered lots may be created along with common open space and at least one lot 25 acres or greater in size; minimum tract size of 40 acres for this subdivision option; maximum lot yield of one lot per 20 acres based on gross acreage of tract; 40,000 square foot minimum cluster lot size; 4 acre maximum cluster lot size; 175 foot minimum lot width; 3 to 1 maximum length/width ratio; 100 foot perimeter setback; minimum yard of 25 feet to 100 feet depending on property line or type of road; 15% maximum cluster lot coverage; 35 foot maximum building height, excluding agricultural structures; onsite or communal water and sewage disposal.

Please refer to the full text of the AR-2 Regulations for more detail.





**ATTACHMENT 3a: LIST OF USES AFFECTED BY PROPOSED CHANGES TO  
ADDITIONAL REGULATIONS FOR SPECIFIC USES (SECTION 5-600)**

- 5-601 (A) BED AND BREAKFAST HOMESTAY  
(B) BED AND BREAKFAST INN  
(C) COUNTRY INN  
(D) RURAL RETREATS AND RESORTS
- 5-602 TENANT DWELLINGS
- 5-604 WAYSIDE STANDS
- 5-605 COMMERCIAL NURSERIES
- 5-607 RECYCLING DROP-OFF CENTERS AND MATERIAL RECOVERY FACILITIES.
- 5-608 FLEX-INDUSTRIAL USES
- 5-609 CHILD CARE FACILITIES
- 5-612 GUEST HOUSES
- 5-613 ACCESSORY APARTMENTS AND DWELLING UNITS
- 5-614 SMALL BUSINESSES
- 5-616 UTILITY SUBSTATIONS
- 5-618 TELECOMMUNICATIONS USE AND/OR STRUCTURES
- 5-619 RURAL AGRICULTURAL CORPORATE RETREAT
- 5-620 MANUFACTURED HOUSING
- 5-621 PUBLIC UTILITIES
- 5-625 WINERY, COMMERCIAL
- 5-626 AGRICULTURE, HORTICULTURE AND ANIMAL HUSBANDRY
- 5-631 ANIMAL HOSPITAL
- 5-634 AGRICULTURAL CULTURAL CENTER
- 5-635 FAIRGROUND
- 5-637 CEMETERY, MAUSOLEUM, CREMATORIUM
- 5-638 PUBLIC SAFETY USES (FIRE/RESCUE STATIONS, POLICE STATION/SUBSTATION)
- 5-639 RELIGIOUS ASSEMBLY USES (CHURCH, SYNAGOGUE, TEMPLE, MOSQUE)
- 5-640 CONFERENCE AND TRAINING CENTERS
- 5-642 BANQUET FACILITY
- 5-643 RESTAURANT
- 5-644 EDUCATIONAL OR RESEARCH FACILITIES USE RELATED TO THE AGRICULTURE,  
HORTICULTURE AND ANIMAL HUSBANDRY USES IN THE DISTRICT
- 5-645 CAMP, DAY AND BOARDING
- 5-648 GOLF COURSE
- 5-650 ANTIQUE SHOP; ART GALLERY OR STUDIO; CRAFT SHOP
- 5-652 EXTERIOR LIGHTING AND NOISE STANDARDS FOR SPECIFIC USES
- 5-653 LANDSCAPING AND SCREENING STANDARDS FOR SPECIFIC USES
- 5-654 ROAD ACCESS STANDARDS FOR SPECIFIC USES
- 5-656 CONVENT OR MONASTERY
- 5-657 STOCKPILING OF DIRT
- 5-660 COUNTRY CLUB

**ATTACHMENT 3b: LIST OF USES AFFECTED BY PROPOSED CHANGES TO  
TEMPORARY USES/ZONING PERMITS (SECTION 5-500)**

- 5-500 (A) CONSTRUCTION RELATED TEMPORARY USES
  - (1) CONSTRUCTION AND SALES TRAILERS
  - (2) TEMPORARY DWELLING UNIT IN CONJUNCTION WITH CONSTRUCTION OF A DWELLING
  - (3) SALES AND LEASING
  - (4) MODEL HOMES
- (B) TEMPORARY SALES
- (C) TEMPORARY SPECIAL EVENTS

34/47

A.6

## ATTACHMENT 4: SUMMARY OF COMPREHENSIVE PLAN PROVISIONS FOR THE RURAL POLICY AREA, INCLUDING PROPOSED AMENDMENTS

The Rural Policy Area is divided into two tiers, the northern tier and southern tier, with different base residential densities in response to the dominant rural land use and development patterns of these distinct geographic areas. The Rural Policy Area is planned for rural economy uses and limited residential development. Among residential uses, clustered developments are the preferred development pattern in the Rural Policy Area. Clustered developments allow landowners to group residential lots in a traditional community pattern so that a substantial amount of the remaining land is available for rural economy uses, traditional agriculture and/or open space.

**Southern Tier of Rural Policy Area:** The southern tier (defined generally as south of Goose Creek and North Fork of Goose Creek to the County border with Clarke, Fauquier and Prince William Counties, Virginia) is characterized by an existing large lot pattern and is the center of Loudoun's equine industry. The comprehensive plan (as it is proposed to be amended) calls for this area to develop at a base density of 40 acres per lot, with the development option to cluster residential lots at the equivalent of one dwelling unit per 20 acres.<sup>1</sup> In addition, the zoning for this area should provide a spin-off lot option at the same overall density as provided in the cluster option. (Spin-off lots may be created individually at minimum size of 80,000 square feet. Such lots may be clustered and are counted against density permitted by the originating tract.)

**Northern Tier of Rural Policy Area:** The northern tier (defined generally as north of Goose Creek and North Fork of Goose Creek to the County border with Montgomery, Frederick and Washington Counties, Maryland; Jefferson County, West Virginia; and Clarke County Virginia) is characterized by a mix of smaller lots interspersed with larger parcels still in agricultural use. The comprehensive plan (as it is proposed to be amended) calls for this area to develop at a base density of 20 acres per lot, with the development option to cluster residential lots at the equivalent of one dwelling unit per 10 acres.<sup>2</sup> In addition, the zoning for this area should provide a spin-off lot option at the same overall density as provided in the cluster option. (Spin-off lots may be created individually at minimum size of 80,000 square feet. Such lots may be clustered and are counted against density permitted by the originating tract.)

Rural residential rezonings to higher densities may be appropriate and allowed in the northern and southern tiers of the Rural Policy Area at densities compatible with the existing development pattern for that area. All Rural Residential rezonings are to be developed in a clustered pattern and meet established performance criteria, including traffic capacity limits and design standards. Rural Residential rezonings to higher densities will be contingent on the mitigation of capital facility and transportation impacts; protection of significant open space and opportunities for rural economic uses; compatibility with surrounding uses and the rural landscape; protection of significant site features and environmental resources; and other matters related to the health, safety and welfare of the community.

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<sup>1</sup> The current plan for the Southern Tier recommends a base density of one lot per fifty acres, with a cluster option at one unit per 20 acres.

<sup>2</sup> The current plan for the Northern Tier recommends a base density of one lot per twenty acres, with a cluster option at one unit per 10 acres.

36/47

A-8

**CPAM 2005-0005, Amendments to the Rural Policies of the  
Loudoun County Comprehensive Plan  
Draft January 14, 2006**

Strike-through language to be deleted; double-underlined text to be added.

**REVISED GENERAL PLAN**

**Delete "Rural Policy Area" text (Revised General Plan, p. 2-11b.):**

~~The southern tier of the Rural Policy Area will provide for residential densities of one dwelling unit per 50 acres or one dwelling unit per 20 acres, if clustered, to reinforce the existing low-density pattern and ensure retention of rural economic uses. Residential development will be allowed in the balance of the Rural Policy Area at densities of one dwelling unit per 20 acres or one dwelling unit per 10 acres, if clustered. Clusters will incorporate conservation design techniques. Provisions to allow subdivision for farm viability and family will be made as long as net densities are not exceeded.~~

**Add new "Rural Policy Area" text (Revised General Plan, p. 2-11b):**

The Rural Policy Area is divided into two tiers, the northern tier and southern tier, which recommend different base residential densities in response to the dominant rural land use and development patterns of these distinct geographic areas. The northern tier (defined generally as north of Goose Creek and North Fork of Goose Creek to the County border with Montgomery, Frederick and Washington Counties, Maryland; Jefferson County, West Virginia; and Clarke County Virginia) is characterized by a mix of smaller lots interspersed with larger parcels still in agricultural use. The southern tier (defined generally as south of Goose Creek and North Fork of Goose Creek to the County border with Clarke, Fauquier and Prince William Counties, Virginia) is characterized by an existing large lot pattern and is the center of Loudoun's equine industry. Appropriate zoning districts reflecting these historic lot patterns will be developed and mapped for the respective tiers. The Rural Policy Area is planned for rural economy uses and limited residential development. However, Rural Residential rezonings to higher densities will be permitted contingent on the mitigation of impacts, such as capital facilities and transportation to the area. Among residential uses, clustered developments are the preferred development pattern in the Rural Policy Area. Clustered developments allow landowners to group residential lots in a traditional community pattern so that a substantial amount of the remaining land is available for rural economy uses, traditional agriculture and/or open space.

**Amend "Land Use Pattern and Design" text (Revised General Plan, p. 7-7):**

The Plan recognizes the failure of previous County efforts to control rural residential growth and proposes new policies, incentives and supporting regulations that will lower overall densities, while providing balance and flexibility in terms of land use and design. Future residential development will should be clustered (using conservation design techniques) and will to protect groundwater resources, preserve open space and the Green Infrastructure, enhance the rural economy, and reduce potential congestion on rural roads. ~~The Rural Policy Area will continue to have limited school capacity along with other capital facilities.~~

**Amend Policy 1 under "Rural Residential text (Revised General Plan, p. 7-8):**

1. The County values the rural character of the Rural Policy Area, formed by the elements of the Green Infrastructure and the working landscape, and will protect it by supporting and enhancing the rural economy, ~~and by incorporating conservation design and~~ through regulations in the land development ordinances.

**Amend "Rural Residential text (Revised General Plan, p. 7-14 through 7-15):**

The basic concept underpinning the County's strategy for the Rural Policy Area is to protect the land resource of the area for rural economy uses and to provide a balance of residential and non-residential uses that enhance a rural quality of life. Such uses require prime agricultural soils; protect open land and rural character; maintain fiscal balance; and relieve the strain of rural residential development on rural road capacity and service delivery. To accomplish these goals, the County must limit the number of houses in the Rural Policy Area and direct new residential development, there and countywide, to locations that are consistent with County goals. A variety of residential development options exist within the Rural Policy Area, including conventional subdivision, spin-off lots, and rural clusters. The appropriateness of each development option will vary depending on site-specific characteristics such as parcel size, road access and location.

The County recognizes, ~~however~~, that rural residential living provides a high quality of life and responds to a substantial market niche. The County is also aware that rural land values are in part related to the development potential for housing and as such retaining acceptable land value has been considered in establishing rural residential policies. An appropriate balance has been set that adheres to the following objectives.

- Provide for a wide variety of land parcel sizes that will meet the needs of the rural economy and provide room for growth of rural residential neighborhoods.
- ~~Require~~ Encourage rural residential clustering ~~on lots up to 3 acres and encourage~~ the use of communal water and wastewater systems. Analysis has shown that clustered lots are equal in value to "grid" lots at the same density.<sup>1</sup>
- ~~Require all rural residential development to use the conservation design technique incorporate existing Green Infrastructure elements into the design of the site.~~

The Plan provides two rural residential areas each with cluster options as described below.

1. The Southern Tier (defined generally as south of Goose Creek and North Fork of Goose Creek to the County border with Fauquier County and west of the Transition Policy Area)

This area is characterized by an existing large-lot pattern with a significant number of land parcels already under easement. It is the center of Loudoun's equine industry and an important part of the rural economy. It surrounds Middleburg, a major tourist attraction, and includes many historic structures and sites including important Civil War sites of cultural importance and tourist interest. It covers a substantial portion of the Mosby Heritage Area

<sup>1</sup> Analyses of Value Retention of Rural Area Development Options (Loudoun County), Robert Charles Lesser & Company, August 2000.

38/47

and the Beaverdam Historic Roadways District (~~both proposed to be historic roadway districts~~) as well as several agricultural districts that already have established 50-acre minimum lot sizes. Limiting residential growth in this area will reduce the need for additional road capacity and support these programs. There is also strong citizen support for keeping Route 50, which bisects the area, a two-lane road that is the subject of a "traffic calming" initiative from Aldie in Loudoun County to Paris in Fauquier County. As such, the Plan calls for this area to develop at a base density of one dwelling unit per 50 acres 40 acres per lot, with the development options to cluster residential lots (~~up to 3 acres in size~~) at the equivalent of one dwelling unit per 20 acres. In addition, the zoning should for this areas should provide a spin-off lot option consistent with Policy 8, below, at the same overall density as provided in the cluster option.

The relationship of the natural landscape and residential development is significant in defining the rural character of the area.

2. The Remainder of the Rural Policy Area (defined generally as north to and west of the Potomac River and west of the Transition Policy Area)

The ~~predominant~~ existing land use pattern in this area is mixed, with a large number of smaller lots interspersed with large parcels still in agricultural use. Many of the new rural economy uses in the area require land parcels ranging from 10 to 50 acres in size. Therefore, a balanced approach that provides for the further development of clustered rural residential neighborhoods that provide a variety of lot sizes while preserving large parcels for future rural economy enterprises is appropriate. Rural character will be preserved through ~~conservation design and the implementation of the Green Infrastructure policies.~~ Within this area, ~~the Mountainside Development Overlay District, the Limestone Conglomerate Overlay District and the River and Stream Corridor Overlay District~~ environmental overlay districts contained in the Zoning Ordinance will provide special protection for these critical environmental features. As such, the Plan calls for this area to develop at a base density of one dwelling unit per 20 acres per lot, with the development options to cluster residential lots (~~up to 3 acres~~) at the equivalent of one dwelling unit per 10 acres ~~with 70 percent open space retained.~~ In addition, the zoning should provide a spin-off lot option consistent with Policy 8, below, at the same overall density as provided in the cluster option.

**Amend Policy 1 under "Rural Residential text (Revised General Plan, p. 7-15):**

1. The Rural Policy Area is comprised of three geographic areas governed by unique land use policies. These subareas include the southern one-third of the Rural Policy Area, Existing Villages, and the northern two-thirds of the Rural Policy Area. The County will develop and implement ~~conservation design and~~ rural design standards that protect the Green Infrastructure and rural character of the Rural Policy Area in every subarea.

**Amend Policy 2 under "Rural Residential Policies" (Revised General Plan p. 7-15):**

2. The southern part of the area is planned for rural economy uses and limited residential development at a base density of one dwelling unit per 40 acres per lot. In this area, residential densities can be increased up to one dwelling unit per 20 acres when it is developed in a clustered pattern ~~in lots up to three acres~~ leaving substantial amounts of land available for rural economy uses. In addition, the zoning for this area should provide a spin-off lot option consistent with Policy 8, below, at the same overall density as provided in the cluster option.

**Amend Policy 3 under "Rural Residential Policies" (Revised General Plan p. 7-15):**

3. The northern part of the Rural Policy Area is planned for rural economy uses and limited residential development at a base density of one dwelling unit per 20 acres per lot. Likewise, residential densities in this area can be increased up to one dwelling unit per 10 acres when it is developed in a clustered pattern ~~in lots up to three acres~~ leaving substantial amounts of land available for rural economy uses. In addition, the zoning for this area should provide a spin-off lot option consistent with Policy 8, below, at the same overall density as provided in the cluster option.

**Amend Policy 8 under "Rural Residential Policies" (Revised General Plan, p. 7-16):**

8. In order to enable a property-owner to generate capital from the sale of a small lot, the County will provide for a spin-off lot subdivision process. ~~Spin-off lots will not be limited by a minimum lot size, may be as small as 80,000 square feet (approximately 2 acres), can be clustered, and will can be served by a private access easement as long as the base density provided by the Zoning Ordinance for that area is maintained the applicable zoning district. The lots created by the spin-off process would be counted against density permitted by the originating tract.~~

**Amend Policy 9 under "Rural Residential Policies" (Revised General Plan, p. 7-16):**

9. A variety of residential unit types and accessory apartments will be permitted by the Zoning Ordinance in the Rural Policy Area to achieve affordability ~~and conservation design objectives.~~

**Amend Policy 11 under "Rural Residential Policies" (Revised General Plan, p. 7-16):**

11. Rural Cluster developments allow landowners to group lots in a traditional rural community pattern, while preserving the majority of the land base for rural economy uses. A Rural Cluster is the grouping of building units on ~~small lots of varying sizes~~ with the largest part of the site remaining in open land. ~~There is no minimum lot size for the clustered lots. Lots within a rural cluster may be as small as 40,000 square feet (approximately 1 acre); however a variety of lot sizes is encouraged to provide a diversity of housing types and rural economy uses.~~ The cluster is both visual and spatial with the dwellings scaled and sited to maintain coherent relationships to each other and the surrounding landscape. The residual open land in a cluster accounts for the overall lower density of the site, and will serve to accommodate rural economy uses and preserve rural character. Rural economy uses are encouraged on any and all residential lots.



**Amend Policy 12 under "Rural Residential Policies" (Revised General Plan, p. 7-16):**

12. The County may consider a cluster to include the siting of houses in a group using conservation design and not just the siting of lots on a parcel. The cluster should incorporate existing Green Infrastructure elements into the design and preserve the rural character of the site.

**Amend Policy 13 under "Rural Residential Policies" (Revised General Plan, p. 7-16):**

13. In locating the open space required ~~in the conservation design of a~~ for a Rural Cluster, the following site features ~~will~~ should be considered to ensure that the land kept in open space provides for appropriate rural economy uses:
- Percent of open space area that is made up of prime agricultural soils;
  - Size of the area that is usable for agricultural production;
  - Contiguity of open space area to other designated open space or agricultural land;
  - Relationship of development of adjacent proper-ties to the agricultural activity on the open space area;
  - Relationship of non-agricultural use of the open space area to adjacent agricultural uses; and
  - Unique site features and Green Infrastructure implementation.

**Amend Policy 14 under "Rural Residential Policies" (Revised General Plan, p. 7-16):**

14. The County will identify options for affordable housing development in the rural area not covered by the ADU zoning ordinance and work towards an implementation plan.

**Add new Policy 15 under "Rural Residential Policies (Revised General Plan p. 7-16):**

15. Rural Residential rezonings to higher densities may be appropriate and allowed in the northern and southern tiers of the Rural Policy Area. Rural Residential rezonings at the equivalent of one dwelling unit per 7.5 acres in the northern tier and one dwelling unit per 15 acres in the southern tier of the Rural Policy Area would be considered. All Rural Residential rezonings will be developed in a clustered pattern and meet established performance criteria, including traffic capacity limits, design standards (i.e. siting and buffering) and pose no threat to public health, safety and welfare.

**Add new Policy 16 under "Rural Residential Policies (Revised General Plan p. 7-16):**

16. Rural Residential rezonings to higher densities will be contingent on the ability to mitigate the following impacts:
- Capital impacts;
  - Transportation impacts;
  - Preservation and protection of significant open space and opportunities for rural economic uses;

- d. Compatibility with surrounding uses and the rural landscape; and
- e. Protection of significant site features and environmental resources.

**Amend "Proffer Guidelines" text (Revised General Plan, p. 11-2):**

**4. Base density thresholds are to be specified by planning policy areas as follows:**

- a. Rural Policy Area: The Rural Policy Area policies contained in Chapter Seven and related policies elsewhere in the plan Plan address the County's rural strategy. ~~Both the planned density for the Rural Policy Area and the resulting zoning pattern do not portend future zoning map amendments. For zoning applications within the Rural Policy Area that propose higher residential densities proffers for capital facilities and transportation improvements to major arteries will be anticipated. Such contributions will be evaluated in accordance with a base density equivalent to that contained in the existing zoning district regulations applicable to the property and in effect at the time of the application for a change in zoning. In the event that planned densities are to be equivalent to potential density in the rural zoning district(s), a specified base density figure is not necessary. However, the County anticipates that residential zoning map amendment applications within existing villages and other similar applications in the rural policy area will include capital facility contributions.~~

**Amend "Rural Policy Area Design Guidelines text (Revised General Plan, p. 11-16):**

**1. Rural Clusters**

**a. Purpose and Function**

~~Rural clusters allow lots to be clustered~~ grouped in a traditional rural community pattern while retaining the majority of a site in common open space and/or rural economy lots. Rural clusters will support predominantly single-family detached residential development. Rural Residential rezonings to higher densities will be permitted in both tiers of the Rural Policy Area. Mitigation of the impacts associated with the increased residential densities of rezonings will be required. Clusters will ~~should~~ be designed based on conservation design techniques to protect groundwater resources, preserve open space and the Green Infrastructure, enhance the rural economy, and reduce potential congestion on rural roads.

**b. Size**

~~Clusters should comprise 5 to 25 lots with no minimum lot size to~~ and ~~be surrounded by conservancy rural economy lots and/or common open space. Lots within a rural cluster may be as small as 40,000 square feet (approximately 1 acre); however a variety of lot sizes is encouraged to provide a diversity of housing types and rural economy uses. Conservancy lots may be no smaller than seven acres in size and should average at least 30 acres per conservancy lot. While more than one cluster may be accommodated on a tract of land, such settlements should be physically and visually separated from adjoining residential and rural economy uses. A minimum of 80 percent of the tract should be placed in an open space easement and minimum of 70 percent of the tract would~~

~~comprise common open space and conservancy lots. Any remaining development potential could be used in an open space preservation program.~~

c. Physical Character

The new rural cluster lots may be designed along a road and/or around a green/square or historic site feature with the dwellings arranged in a logical relationship with one another and with the surrounding landscape. Lots sizes and setbacks should be flexible to provide a tight cluster and maximize open space. ~~Two clusters on the same tract should be spaced no closer than 800 feet.~~ While lots in the rural cluster may not front on an existing through road, the County will consider proposals to build a small bypass and to use the mature hedgerows and trees of the existing road in a new cluster design.

d. Location and Formation

The new rural cluster should generally have two points of access to an existing collector or secondary road. Every effort should be ~~make~~ made to keep existing villages and towns and new clusters visually distinct, ~~and these should be located no closer than 800 feet to existing settlements~~ The design and layout of the cluster should use existing topography, hedgerows, mature woodlands and other site features to blend with the rural and scenic quality of the landscape.

e. Land Uses

Single-family detached houses would be the permitted use in new rural clusters. The land not associated with the cluster itself should remain open for and available for rural economy uses. Also to the extent feasible rural economy uses are encouraged on any and all residential lots within a cluster.

f. Transportation

No lot of a new rural cluster may front on an existing public road unless a substitute "bypass" road is constructed. Rural cluster lots should front on a paved public road; however, seven or fewer cluster dwellings may front on a private road.

**CPAM 2005-0005, Amendments to the Rural Policies of the  
Loudoun County Comprehensive Plan  
Draft January 14, 2006**

Strike-through language to be deleted; double-underlined text to be added.

**REVISED COUNTYWIDE TRANSPORTATION PLAN**

Amend "Rural Policy Area Roads" text (Revised Countywide Transportation Plan, p. 3-10):

**B. Rural Policy Area Roads**

The *Revised General Plan* envisions substantially ~~reduces~~ reduced the residential densities that will be permitted in the Rural Policy Area. ~~At the permitted build-out of residential development there will be a reduction of 330,000 daily weekday vehicle trips that would have had to be accommodated under the previous plan. Therefore, t~~The rural road network, which includes many of the scenic roadways, is essential for preserving rural character, and is supportive of tourism and the rural economy, will and should be maintained as either two lane paved roads or as unpaved gravel roads with VA Route 7 the only exception.

- **US Route 15**, running north-south, is a state-designated Virginia Byway with historic landmarks located along it.<sup>2</sup> US Route 15 will remain a two-lane rural highway in Loudoun County with safety improvements to be built as needed and funded. Currently, a safety improvements project is funded for the portion of US Route 15 between the Potomac River at the north end to the northern corporate limits of the Town of Leesburg at the south end.
- **US Route 50** runs east-west between Fairfax and Fauquier Counties. In the Rural Policy Area there is a Traffic Calming Demonstration Project funded by the US Department of Transportation (USDOT) from Lenah (in Loudoun County) to Paris (in Fauquier County). This traffic calming project will maintain US Route 50 as a two-lane highway. State Virginia Byway designation and Loudoun County Historic Roadway District designation will be sought for the portion of Route 50 running through the Mosby Heritage Area in recognition of the road's scenic and historic character.
- **VA Route 7** is a primary arterial highway running east-west through Loudoun County. In the Rural Policy Area, it connects from the western boundary of the County with Clarke County to the western boundary of the Town of Leesburg. VA Route 7 is currently planned to be a six-lane primary arterial highway within these limits. Of particular concern is the portion of VA Route 7 between the interchanges with VA Route 9 and West Market Street (in Leesburg), which needs to be upgraded to a six-lane limited access highway from its configuration as a four-lane controlled access highway including frontage roads with improvements made to the Route 7/9 interchange. This limited access highway upgrade was approved by the Board of Supervisors as a high priority implementation project in the fall of 1999.

<sup>2</sup> A Virginia Byway is defined as a road, designated as such by the Commonwealth Transportation Board (CTB) having relatively high aesthetic or cultural value, leading to or within areas of historical, natural or recreational significance.

44/47

- **VA Route 9** will be maintained as a two-lane minor arterial highway in the Rural Policy Area. VA Route 9 runs from the northwest boundary with West Virginia to VA Route 7 near Paeonian Springs. The Loudoun Board of Supervisors has requested funds from the Commonwealth Transportation Board for a VA Route 9 Corridor Study for safety improvements with community input.
- **VA Route 287**, between the Potomac River near Brunswick, Maryland and Route 7 in Purcellville, will be kept as a two-lane minor arterial highway. The Town Council of Purcellville has requested funds from the Commonwealth Transportation Board for improvements to the interchange at VA Route 7 and VA Route 287 as well as extending Route 287 on the south side of Business Route 7 to Route 690 as the South Collector Road. Safety improvements will also be implemented on Route 287. One of these projects, an intersection at Route 287/663, has been funded.
- **All secondary roads (numbered 600 and above)** in the Rural Policy Area will be kept as two-lane paved roads or unpaved roads (approximately 331 miles unpaved in mid-year 2000) with only essential safety improvements to be undertaken with community input where required to provide adequate levels of service and safety. ~~Secondary rural paved roads should be considered for safety improvements under the "pave in place" policy, while the unpaved roads should be considered for road bind applications. Road bind is an ammonium lignosulfonate product. It has been tested on Route 613. Based on results, VDOT is initiating a pilot program in Loudoun County. Six unpaved road segments have been selected in cooperation with the Board of Supervisors. The savings in state funds from maintaining these roads without any capacity/widening improvements should be redirected to other roads in the Suburban or Transition Policy Areas that need or are planned for improvements. Legislation was passed during the 2001 State General Assembly that eliminates the penalty for shifting surface treatments on unpaved roads to other secondary road projects. Road improvements commensurate with impacts are expected to be provided by residential and non-residential developments along rural roads.~~

**Amend "Unpaved Roads" text (Revised Countywide Transportation Plan, p. 3-10):**

Loudoun County has a 331 mile-network of unpaved rural roads that reflects the County's agricultural heritage. Today, these unpaved rural roads, often tree lined with historic stone walls, are recognized by the vast majority of rural residents as a fundamental asset that should be preserved. The unpaved rural road network has a natural traffic calming effect that permits their shared use for horseback riding and hiking and contributes to the quality of life sought by rural households. They are recognized as adding to the rural character that attracts tourists. They also facilitate the safe, efficient movement of farm vehicles. The County is committed to the preservation of the unpaved rural road network in its present state with exception only for essential safety enhancements where possible, provided that adequate levels of service and safety are maintained.

In any case, paving most of the unpaved roads is cost prohibitive given the level of funding devoted to the Secondary Road Improvement Program (SRIP) and the higher priority the County assigns to roads in the Suburban and Transition Policy Areas. The latest estimates for paving these roads is \$1.5 million per mile. Even if the County chose to pave every road in Loudoun it

would take more than a century to do so at current funding levels.

The County recognizes that the higher the traffic volumes on unpaved roads the higher the maintenance costs incurred by VDOT; however, the cost of maintaining all of the unpaved roads in Loudoun County is less than the cost of paving one mile of unpaved road. The *Revised General Plan* envisions the reduction of ~~reduces the~~ permitted rural densities in part to mitigate the additional costs that higher traffic volumes incur and to maintain adequate levels of service and safety on the unpaved roads. The rural paved road network often serves the collector road function for the unpaved roads. Rural Residential rezonings will be contingent on the ability to mitigate impacts on the road network created by the increased residential densities.

Add new text on the "Rural Policy Area Roads (Revised Countywide Transportation Plan, p. 3-11):

"Rustic Road" Program

VDOT manages a Rural Rustic Road Program for any unpaved secondary road that carries at least 50 but no more than 500 vehicles per day. The engineering standards in this program are designed to preserve the significant historic and environmental features of these low volume roadways, while limiting impacts to the rights-of-way of the existing roads. The following VDOT guidelines apply to the Rural Rustic Road program.

- Roadways must be unpaved and already within the State Secondary System
- Roadways must be a priority (line item) in an approved Secondary Six-Year Plan, even if the funding source is not from normal, secondary construction allocations.
- The Board of Supervisors, in consultation with VDOT's Resident Engineer or designee, must designate by a specific resolution a road or road segment as a Rural Rustic Road.
- Roadway or roadway section must be predominately for local traffic use.
- The local nature of the road means that most motorists using the road have traveled it before and are familiar with its features.
- The Board of Supervisors will endeavor to limit growth on roads improved under the Rural Rustic Road program and cooperate with the Department through its comprehensive planning process to develop lands consistent with rural rustic road concepts.

Amend Policy 1 under "Rural Roads Policies" (Revised Countywide Transportation Plan, p. 3-12):

1. Transportation facilities road improvements in the Rural Policy Area will be primarily ~~restricted to~~ focused on safety and adequate levels of service improvements ~~in order to which~~ will be designed to protect the rural character of the road network.

**Amend Policy 10 under "Rural Roads Policies" (Revised Countywide Transportation Plan, p. 3-12):**

10. Secondary Roads (numbered 600 and above) in Loudoun's Rural Policy Area will be maintained in their present condition as either paved or unpaved roads with only safety improvements to be undertaken on these roads. ~~Any savings in state funds would be redirected to other secondary roads in the Suburban and Transition Policy Areas.~~

**Amend Policy 11 under "Rural Roads Policies" (Revised Countywide Transportation Plan, p. 3-12):**

11. The County will ~~seek to make only essential safety~~ consider improvements ~~on~~ to unpaved rural roads based on volumes, the nature of the road users (local vs. unfamiliar drivers), and accident data.

**Amend Policy 13 under "Rural Roads Policies" (Revised Countywide Transportation Plan, p. 3-12):**

13. To protect and preserve the historic character of the historic roads in the southwestern part of the eCounty, the County ~~will designate the a~~ network of 32 historic roads, which will be is known as the "Beaverdam Historic Roadways District", as a Historic Roadways District as provided for in the Zoning Ordinance. The Beaverdam Historic Roadways District is located south of Route 734 and north of Route 50 and is bounded to the east by Route 611 and to the west by the Blue Ridge Mountains and the Clarke and Loudoun County lines.

**Delete Policy 17 under "Rural Roads Policies" (Revised Countywide Transportation Plan, p. 3-13):**

17. ~~The County will preserve its roads in the Rural Policy Area by applying road bind to maintain unpaved roads wherever this is consistent with traffic engineering, environmental, and other objectives.~~

**Add new Policy 17 under "Rural Roads Policies" (Revised Countywide Transportation Plan, p. 3-12):**

17. In cases where unpaved roads must be paved, pave-in-place and rustic road standards will be used to the maximum extent possible.

**Amend Policy 18 under "Rural Roads Policies" (Revised Countywide Transportation Plan, p. 3-13):**

18. The County will work with VDOT toward extensions and refinements to pave-in-place and rural rustic road legislation including its application to improvements to hard surfaced roads.

**Amend Policy 19 under "Rural Roads Policies" (Revised Countywide Transportation Plan, p. 3-13):**

19. The County will work with VDOT, and seek state enabling legislation if necessary, to provide rural road standards for safe travel by alternative road users such as buggies, horses, bicycles and pedestrians. The needs of rural tourism will be a major consideration.